

RENTON CITY COUNCIL
Regular Meeting

September 27, 1999
Monday, 7:30 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; RANDY CORMAN; TIMOTHY SCHLITZER. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBER TONI NELSON. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; DAVID DEAN, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Department Administrator; REBECCA LIND, Principal Planner; OWEN DENNISON, Senior Planner; LAUREEN NICOLAY, Associate Planner; PAUL BAKER, Land Use Compliance Inspector; CHIEF A. LEE WHEELER, Fire Department; BATTALION CHIEF KRIS HANSON, Fire Department; BATTALION CHIEF CHUCK DUFFY, Fire Department; COMMANDER FLOYD ELDRIDGE, Police Department.

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL APPROVE THE MINUTES OF SEPTEMBER 20, 1999 AS PRESENTED. CARRIED.

SPECIAL PRESENTATION
“My Boss is a Patriot” Award

Fire Marshal Chuck Duffy introduced Mickey Wahl, the local Department of Defense Volunteer Representative for King County. Representing the Office of the Assistant Secretary of Defense, Washington Committee for the Employer Support of the Guard and Reserve, Mrs. Wahl presented Mayor Tanner with a “My Boss is a Patriot” award, which recognizes employers who support guards and reservists in the time they need to be away from work for their national military duties.

Mr. Duffy explained that he nominated the City for this award in recognition of the tremendous support he received from the City during the 18 years he was been in the reserves while employed at Renton.

PUBLIC MEETING

Annexation: Knight, 144th Ave
SE and SE 132nd St

The proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public meeting to consider the 10% of Intent to Annex Petition for the Knight Annexation; 46 acres located between 144th and 148th Avenues SE, from the city limits south to SE 132nd Street, and between 146th and 148th Avenues SE, from SE 132nd Street to SE 136th Street; also including two lots north of SE 129th Street and west of 144th Avenue SE.

Owen Dennison, Senior Planner, explained that the proposed annexation area is largely comprised of properties whose owners wished to have been included in the larger East Renton Plateau Annexation, but were excluded due to time constraints. The area is partially developed with medium- to large-lot single family homes. Existing zoning under King County is R-4, which allows four units per gross acre (up to six units per acre may be realized with incentives and density credit transfers). Renton’s Comprehensive Plan designates this area Residential Rural, for which potential zoning is Resource Conservation, R-1 and R-5.

Continuing, Mr. Dennison said as with other annexations, the streets and drainage systems are generally below Renton standards. These would be improved with development of the adjacent properties. The area is within Water District 90's service area, and it is assumed that the District would continue to provide water service upon annexation. Renton would provide sewer service, which is not now available in the area.

Mr. Dennison concluded that the proposed annexation is generally consistent with Renton's Comprehensive Plan annexation policies and the objectives of the King County Boundary Review Board. Staff recommends that Council accept the 10% Notice of Intent to Annex petition.

Responding to Councilman Clawson, Mr. Dennison said the eastern urban growth boundary lies approximately one-half mile from the proposed annexation area.

Audience comment was invited.

Correspondence was read from Janice M. Spoon, 16701 SE May Valley Rd., Renton, 98059, supporting the annexation as one of the affected property owners. Correspondence was also read from Victoria Troisi, 14630 SE 132nd St., Renton, 98056, stating that she opposes the annexation because it will bring cheaply-made multi-family housing into the area. Claiming that the proposed development would cut her neighborhood in half, Ms. Troisi inquired about the annexation process and expressed her concerns about the existence of a wetland in this area and the fact that one of the property owners is already filling in land to prepare it for development.

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL DIRECT THE ADMINISTRATION TO RESPOND TO THE VARIOUS QUESTIONS AND ASSERTIONS CONTAINED IN MS. TROISI'S LETTER. CARRIED.

MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL: ACCEPT THE 10% NOTICE OF INTENT TO ANNEX; AUTHORIZE CIRCULATION OF THE 60% PETITION; REQUIRE ADOPTION OF CITY ZONING ON THE PROPERTY CONSISTENT WITH THE COMPREHENSIVE PLAN; AND REQUIRE THAT THE PROPERTY OWNERS ASSUME A PROPORTIONAL SHARE OF THE CITY'S BONDED INDEBTEDNESS. CARRIED.

PUBLIC HEARING
Development Services:
A-Frame Signs

The proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider A-frame signs.

Laureen Nicolay, Associate Planner, explained that the issue of A-frame signs, which are prohibited under current Renton City Code, was referred to the Planning & Development Committee last year after Council received public comment on this subject. At the same time, Council imposed a moratorium on enforcement of the prohibition against such signs pending further study. Subsequently, a twelve-member sign code review team was formed to develop recommendations to the Council on this issue. The review team consisted of local business owners and interested citizens.

Ms. Nicolay said the review team held numerous meetings during which it reviewed sign regulations from other jurisdictions and inspected existing A-frame

signs in Renton's downtown. Of 22 local jurisdictions contacted, only Sumner permits A-frame signs for other than real estate purposes.

Continuing, Ms. Nicolay said the review team was unable to achieve full consensus on all issues; however, a majority of the members concurred with the following recommended changes to Renton's Sign Code:

1. Allow A-frame signs in the downtown sign regulation area only, and only abutting the business to which the sign relates. The team felt this was warranted due to the pedestrian nature of the area, the City's emphasis on downtown investment, and the unique concentration of retail businesses in that area.
2. The A-frame signs to be allowed should be standardized signs, exactly 32" wide and 36" tall, and limited to one per business per street frontage.
3. Signs should be placed against the building and business to which they relate, and a minimum four-foot clearance of unobstructed sidewalk area between the outer edge of the sign and the street curb should be required to allow for adequate pedestrian passage.
4. Each sign owner should provide proof of insurance, with the City named as additional insured.
5. An initial sign permit of \$100 should be required for each A-frame sign.
6. If the new regulations are adopted, Council should revisit them after one year to assess their impacts.

Ms. Nicolay noted that additional issues requiring further discussion by the Planning & Development Committee involve: whether to specify an exact sign size or to allow for a range of sizes; whether to allow signs to be constructed of only certain materials; whether to require that signs be removed when businesses are closed; if an annual permit fee should be imposed (and if so, in what amount); whether a minimum sign face size should be established; and whether A-frame signs should be allowed city-wide.

Commenting that strong differences of opinion remain on this subject, Councilmember Keolker-Wheeler said this matter will remain in the Planning & Development Committee.

Councilman Edwards expressed his preference that the second A-frame sign fee, relating to monitoring and enforcement of any imposed regulations, be less than \$100 per year, since this figure is based on actual estimated administrative costs. Mayor Tanner noted that the City typically sets permit fees so they recoup 60% of the costs associated with issuing the permit.

Audience comment was invited.

Debbie Wicks, 2508 Kennewick Pl. NE, Renton, said that the two A-frame signs used by her business, Fashion West, are very important. She disagreed with one of the proposed recommendations, saying that it would be nearly impossible for her business to bring these signs in every day, as these are located a distance away from the store. She felt it was a safety issue for her employees who would be reluctant to recover the signs after dark. Ms. Wicks added that if the signs are left on the street frontage, they can continue to serve as advertising even when the store is closed.

In response to a question from Councilman Corman, Ms. Keolker-Wheeler explained that because Fashion West is located outside of the downtown sign regulation area, it would be allowed to keep its A-frame signs only if Council decided that these be permitted city-wide. If A-frames are allowed throughout the City, Council would have to decide where these could be placed for businesses such as Fashion West, which are set back substantially from the street. The question of whether these signs would have to be removed when the businesses are closed would also have to be resolved.

Responding to Council President Parker, Ms. Wicks said she felt that A-frame signs should be allowed city-wide in the interest of fairness to all businesses.

Beverly Franklin, 210 Wells Ave. S., Renton, 98055, stated that the small businesses in the downtown bring in a lot of money from out-of-state visitors. Speaking from experience, she said she could spend much money advertising her business in other ways but would not realize the return on her investment that her A-frame sign generates. Responding to fears that if these signs are allowed city-wide, they will then proliferate, she estimated that their numbers would increase less than 10% because most businesses who want these already have them.

Heidi Carlson, 806 Index Ct. NE, Renton, 98056, noted that most other cities contacted about this issue don't allow A-frame signs, and she felt that Renton shouldn't either. Instead, she preferred allowing permanent signs set in concrete which are attractive and which eliminate the various problems associated with A-frame signs. Saying that A-frames only detract from businesses, she urged the City to unclutter Renton and offer attractive business areas for investors and customers alike. Ms. Carlson suggested that, if Council allows these signs, it impose an annual fee prohibitive enough to effectively prevent business owners from applying for a permit.

Phillip Beckley, 655 Ferndale Ct. NE, Renton, 98056, said that A-frame signs do not enhance Renton's image and that the City should strive for a more attractive look than that which results from a proliferation of such signs. Suspecting that Council will ultimately allow A-frames in the downtown area for a trial period of one year, he asked that the review team be allowed to continue meeting during this time to further evaluate the impacts of these signs.

Alice Maxwell, 6646 - 114th Ave. SE, Bellevue, WA, stated that her business, Fashion West, has used A-frame signs for 29 years without any problems whatsoever. She claimed to get more results from these signs than from any other type of advertising, and said that although Bellevue and Seattle might prohibit these signs, those regulations are not enforced. Ms. Maxwell said if her business is allowed to keep its A-frames, she did not want to be required to remove them when her store is closed due to safety concerns.

Councilman Corman wondered why, if the store wants to leave its A-frame signs out on a permanent basis, it does not instead install permanent signs in their place. Ms. Maxwell stated that she has approached Fred Meyer about getting a permanent sign for Fashion West, but Fred Meyer allows these only for the larger stores.

Responding to Councilman Clawson, Ms. Maxwell said she did not believe that the proposed regulations would result in a proliferation of A-frames throughout the City since these are now essentially allowed without a fee. She suggested that if the City starts charging a fee for them, fewer businesses will have them than

currently do so.

Mr. Corman felt this was specious reasoning, since A-frames aren't currently allowed under City Code but the proposed regulations would formally legalize them. Therefore, the past can't be looked to as an example of what would happen if the signs were officially allowed.

Council President Parker commented that these signs do benefit the businesses that use them and, in his view, they can be regulated very simply.

There being no further audience comment, it was MOVED BY EDWARDS, SECONDED BY CLAWSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Councilman Corman hoped that the Planning & Development Committee will consider alternatives to A-frame signs that would sufficiently promote businesses and make it easy for customers to locate stores.

After being alerted that someone else wished to speak to this matter, it was MOVED BY EDWARDS, SECONDED BY PARKER, COUNCIL REOPEN THE PUBLIC HEARING. CARRIED.

Doug Cartwright, 3815 NE 4th #C-60, Renton, stated that A-frame signs, as well as construction signs, pose serious safety issues to wheelchair users such as himself. He said some of the A-frames which he encounters cannot be maneuvered around, so he must pick them up and move them out of his way.

Responding to Councilman Edwards, Ms. Nicolay said under the proposed regulations, A-frame owners would have to provide a site plan to the City showing exactly where the sign would be located and depicting the minimum clearance area from the sign to the curb.

MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

ADMINISTRATIVE REPORT

City Clerk Marilyn Petersen reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- * Paving of the Cedar River Park trail will be completed this week, with hydroseeding of the park scheduled for next week.
- * The City's contractor on the SW 23rd St. culvert clean-up project has finished hauling the petroleum-contaminated soil to the disposal site.
- * Three new after-school pilot programs begin next week at McKnight Middle School, featuring bowling, golf, and roundball.

AUDIENCE COMMENT Citizen Comment: Brown – Sikh Temple on Talbot Road

Janice Brown, 5247 S. 51st Ct., Renton, president of the Summit Park Townhome and Condominium Homeowners' Association, said that the Sikh Temple's radio station has neither been shut down nor removed although it is operating without a permit, in violation of City Code. She wondered if the flagpole outside of the temple which the Sikhs claim is used for religious ceremonies was, in fact, built to disguise the radio antenna. Referring to problems which have occurred at this location in the recent past, she noted that the site's landscaping is supposed to be completed before the end of this week.

Mayor Tanner replied that the City is carefully monitoring this troublesome yet

complex situation.

Citizen Comment: Ford –
A-Frame Signs

Lee Ford, 372 Stevens Ave. NW, Renton, stated that sidewalks are built for pedestrians to use and not for advertising purposes, thus A-frame signs or any other kind of signs do not belong on them.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

CAG: 98-016, Mazda & Holm
Buildings Demolition, Wyser
Construction

Community Services Department submitted CAG-98-016, Demolition of the Mazda and Holm Buildings; and requested approval of the project, authorization for final pay estimate in the amount of \$1,505.63, commencement of 60-day lien period, and release of retained amount of \$16,316.32 to Wyser Construction Inc., contractor, if all required releases are obtained. Council concur.

CAG: 98-026, Ron Regis Park
Construction, Bargmann
Excavation

Community Services Department submitted CAG-98-026, Cedar River Regional (Ron Regis) Park Grading, Paving and Ballfield Construction project; and requested approval of the project, authorization for final pay estimate in the amount of \$107,161.76, commencement of 60-day lien period, and release of retained amount of \$61,564.26 to Bargmann Excavation, Inc., contractor, if all required releases are obtained. Council concur.

CAG: 98-160, *Renton
Reporter* Contract to Publish
CitySource

Executive Department recommended approval of Amendment #2 to CAG-98-160, contract with the *Renton Reporter* to publish *CitySource*, to retain the current format for *CitySource* as one full page in the first and third editions of the *Renton Reporter* each month. Refer to Community Services Committee.

Vacation: Maplewood Pl SE
(Correction of Legal
Description)

Technical Services Division recommended approval of an ordinance amending Ordinance No. 4611, relating to the vacation of a portion of Maplewood Pl. SE, to correct a scrivener's error in the legal description. Council concur. (See page 333 for ordinance.)

CAG: 98-051, NE 27th
St/Aberdeen Ave NE Storm
Drainage Improvements and
East Kennydale Sewer
Interceptor Project, Gary
Merlino Construction Co

Wastewater Utility Division submitted CAG-98-051, NE 27th Street and Aberdeen Ave. NE Storm Drainage Improvements and East Kennydale Sewer Interceptor project; and requested approval of the project, authorization for final pay estimate in the amount of \$17,267.40, commencement of 60-day lien period, and release of retained amount of \$109,427.06 to Gary Merlino Construction Co., Inc., contractor, if all required releases are obtained. Council concur.

MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

OLD BUSINESS Community Services Committee

Appointment: Municipal Arts
Commission

Community Services Committee Vice Chair Keolker-Wheeler presented a report recommending concurrence in the following Mayor's appointments to the Municipal Arts Commission:

Catherine Mosher to fill an unexpired three-year term which expires on 12/31/2001 (replacing Bob Dunn);

Jerri Everett to fill an unexpired three-year term which expires on 12/31/1999 (replacing Rebecca Lloyd); and

Ned Mueller to fill an unexpired three-year term which expires on 12/31/2000 (replacing Diana Manning).

MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending the following actions on the 1999 Comprehensive Plan

Comprehensive Plan: 1999
Amendments

Amendments and concurrent rezones:

Deny: Application 99-M-1, the request from Karnail Singh to change the Residential Planned Neighborhood (RPN) land use designation to Convenience Commercial (CC) with concurrent rezoning from R-14 to CC at Talbot Road.

Approve:

Application 99-M-2 and T-3, SECO Development, Southport;
Application 99-M-3, La Pianta Limited Partnership, NE 3rd and NE 4th;
Application 99-M-5, Jerry Woods, 5321 Cedar Ave. S.; and
Application 99-T-4, Issaquah School District Capital Facilities Plan.

Continue to the 2000 review cycle:

1. The portion of the La Pianta application pertaining to redesignating a .9 acre parcel from Residential Multi-Family Infill to Convenience Commercial (CC);
2. Application 99-M-4, Review of the Residential Rural designation (R-1) zone east of Talbot Road S. between Carr Road and S. 55th St.; and
3. Continue Application 98-M-11, Edlund Family, north of Carr Road.

Set Public Hearing: on the proposed development agreement for the La Pianta amendment on October 11, 1999.

The Committee requested that all necessary ordinances be prepared to amend the Comprehensive Plan, Zoning Map and Municipal Code.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN,
COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning: Southport
Development Comprehensive
Plan Amendments, Rezone, and
Code Amendments

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the Southport Comprehensive Plan amendments, rezone, and Municipal Code amendments.

The Committee recommended that the Southport site be redesignated from Employment Area – Industrial/Industrial Heavy to Center Office Residential.

Regarding Comprehensive Plan policy amendments, the Committee recommended that policy amendments be approved consistent with the staff recommendations dated August 12, 1999, except as follows:

1. Policy LU-131, the Committee concurred with the Planning Commission recommendation. The maximum density range should be 30 to 50 dwelling units per net acre.
2. Policy LU-136, the Committee concurred with the Planning Commission recommendation to consider public uses in addition to industrial uses, except for the language related to unencumbered operations of industrial or public uses.

Regarding Municipal Code revisions, the Committee recommended that the Code amendments proposed by staff be approved consistent with the staff recommendations dated August 12, 1999, except as follows:

1. The Committee concurred with the Planning Commission recommendation that marinas should be allowed in conjunction with a primary use.
2. The Committee concurred with the Planning Commission that the maximum density for the Southport site should be 50 dwelling units per net acre;
3. The Committee concurred with the staff recommendation that Level II (conceptual) site plans should be required for all COR-zoned properties, except that the Code should refer to all “adjacent and abutting” properties with COR

zoning, rather than all “contiguous” properties with COR zoning.

The Committee requested that all necessary ordinances be prepared to amend the Comprehensive Plan, Zoning Map, and Municipal Code. The adoption of these ordinances would precede the adoption of the proposed Planned Action Ordinance. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning: Southport
Development Planned Action
Ordinance

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding a draft Planned Action Ordinance which would be applicable to the Southport site. The Committee recommended that a public hearing be scheduled for October 11, 1999. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee
Finance: Vouchers

Finance Committee Chair Edwards presented a report recommending approval of Payroll Vouchers 21582 - 21841 and 513 direct deposits in the total amount of \$939,223.41. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance: Vouchers

Finance Committee Chair Edwards presented a report recommending approval of Claim Vouchers 174692 - 175163 and two wire transfers totaling \$1,774,963.93. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation Committee
Transportation: Benson Rd S
Pedestrian Walkway Project

Transportation Committee Chair Corman presented a report recommending that Council approve an increase in the budget of the Benson Road South Pedestrian Improvement project to include a full traffic signal at the intersection of Benson Road South and S. 26th St., a sidewalk on Benson Road, and a pedestrian walkway along S. 27th St. at a total increased cost of \$155,000. The initial project was estimated at a cost of \$130,000. The revised cost for the project would be paid from funds generated through a \$100,000 Transportation Improvement Board grant and from TIP #6, the Walkway Program. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Public Safety Committee
Fire: Emergency Management
Plan

Public Safety Committee Chair Schlitzer presented a report recommending concurrence in the staff recommendation to approve the City of Renton Emergency Management Plan.

The previous City of Renton Emergency Management Plan has been difficult and unwieldy to work with. The new proposed plan gives departments and staff responsibility and direction before and during a disaster. The proposed plan meets all King County and Washington State EOC requirements. Since the Emergency Management Plan is a “living” document, regular updates of the plan can be authorized by the Fire Chief without returning to Council for approval. Regular updates will occur as the City’s needs change and the need for revision becomes apparent.

The Committee recommended that the Administration approve the plan as presented. MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND
RESOLUTIONS**

The following ordinance was presented for first reading:

Vacation: Maplewood Pl SE,
VAC-95-004 (Correction of
Legal Description)

An ordinance was read amending Ordinance No. 4611 to correct a scrivener's error in the legal description for the Maplewood Pl. SE street vacation (VAC-95-004). MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/04/99. CARRIED.

NEW BUSINESS

Development Services:
Temporary Signs for Special
Events

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER MUNICIPAL CODE SUBSECTION 4-4-100J.5, RELATING TO GRAND OPENING AND SPECIAL TEMPORARY SIGNS AND DISPLAYS, TO THE PLANNING & DEVELOPMENT COMMITTEE. CARRIED.

Council President Parker specifically asked that the Committee consider whether the current regulations should be broadened to include special events other than grand openings. Councilman Corman agreed that the City may also want to allow these types of signs to be displayed for up to 30 days rather than just 10 days.

ADJOURNMENT

MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL ADJOURN. CARRIED. Time: 9:05 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
September 27, 1999